



Baddow Hall Crescent, Chelmsford , Essex CM2 7BX
Guide price £625,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £625,000 - £650,000... A beautifully extended and stylishly presented four double bedroom home, boasting a generous 130' south-facing rear garden and finished to a high standard throughout. This impressive property has been enhanced with a double storey side extension, a front extension to the sitting room and a single storey rear kitchen extension, offering spacious and versatile accommodation ideal for modern family living. The ground floor features a stunning open plan 27'10" sitting/dining room, a spacious & sleek contemporary kitchen, a separate utility room and a ground floor cloakroom. Upstairs, the home offers four well proportioned double bedrooms, two of which benefit from en suite shower rooms, along with a modern family bathroom. Externally, the property enjoys a beautifully maintained 130' south facing garden, ideal for outdoor entertaining, along with a garage and ample driveway parking. Energy rating C.



LOCATION NOTE

This property is ideally located for families and commuters, positioned within close proximity to the highly regarded Sandon School. It offers excellent access to the A12 for convenient travel to London and beyond, as well as being just moments from the Sandon Park and Ride, providing regular direct buses into Chelmsford city centre, which is only a short drive away.

FIRST FLOOR

Landing

Bedroom 14' x 11'9 (4.27m x 3.58m)

Ensuite Shower Room

Bedroom 15'4 x 10'5 > 7'5 (4.67m x 3.18m > 2.26m)

Ensuite Shower Room

Bedroom 12'10 x 10'4 (3.91m x 3.15m)

Bedroom 10'6 x 10'6 (3.20m x 3.20m)

Bathroom 8'1 x 7' (2.46m x 2.13m)

GROUND FLOOR

Entrance Hall

Sitting Room/Dining Room 27'10 x 115 (8.48m x 35.05m)

Kitchen/Breakfast/Family Room 21'9 x 19'1 > 12'4 (6.63m x 5.82m > 3.76m)

Utility Room 8'8 x 3'10 (2.64m x 1.17m)

Cloakroom

EXTERIOR

Garage 18'3 x 7'8 (5.56m x 2.34m)

Rear Garden

Front

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.





Ground Floor

APPROX INTERNAL FLOOR AREA
TOTAL 160 SQ M 1712 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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First Floor





